



## 73 Park Road

Westhoughton, BL5 3DA

**Offers over £180,000**



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### Accommodation Comprises

Enter via the uPVC double glazed entrance door with opaque glass patterned insert and glass panel above.

### Porch area

Tiling to floor, cupboard housing utility meters.

### Lounge

15'2" x 14'10 (4.62m x 4.52m)

uPVC double glazed window to front elevation, laminate flooring, coving, chimney breast recess, double radiator, centre ceiling light, plug sockets.

### Reception Room Two/Dining Room

14'10" x 11'11" (4.52m x 3.63m)

Tiling to floor, double radiator, plug sockets, chimney breast recess, space to site dining table and chairs, wall mounted gas combi central heating boiler (advised by vendor approximately 5 years old), centre ceiling light, stairs leading to first floor, uPVC double glazed door with opaque glass insert leading onto rear garden. Open plan to the kitchen.

### Fitted Kitchen

11'8" x 6'7" (3.56m x 2.01m)

Fitted with a range of "shaker style" wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, integrated oven and grill, integrated induction hob, space to site tall fridge freezer, space and plumbed for auto washer, plug sockets, partial tiling to walls, tiled flooring, centre ceiling light, three uPVC double glazed windows, (two to side elevations and one to rear elevation) allowing in plenty of natural light.

### Stairs to First Floor

Carpet to stairs, wooden hand rail.

### Landing

15'2" x 4'11" (4.62m x 1.50m)

Carpet to floor, plug sockets, centre ceiling light, loft access, double radiator.

### Bedroom One

15'2" x 9'6" (4.62m x 2.90m)

uPVC double glazed window to front elevation, radiator, centre ceiling light, carpet to floor, plug sockets.

### Bedroom Two

9'6" x 7'5" (2.90m x 2.26m)

uPVC double glazed window to rear elevation, carpet to floor, centre ceiling light, radiator, plug sockets.

### Bedroom Three

11'10" x 5'4" (3.61m x 1.63m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, centre ceiling light, plug sockets.

### Family Bathroom

9'6" x 4'4" (2.90m x 1.32m)

Three piece suite comprising bath with combi shower over with shower attachment and glass shower screen, low level w.c. flush, pedestal sink with mixer tap. Vinyl flooring, centre ceiling light, wall mounted chrome radiator/towel rail, vent, partial tiling to walls.

### External

Rear: Good sized private rear garden laid mainly to

flag allowing off road parking. Borders stocked with mature plants and shrubs. Walled boundaries. Double gates to rear, garden shed.

Front: Garden fronted borders stocked with mature trees and hedges. Pathway leading to front entrance door.

#### Tenure

We are informed by the Seller that the tenure of this property is Leasehold (£2.00 per annum).

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

#### Disclaimer



## Road Map



## Hybrid Map



## Terrain Map



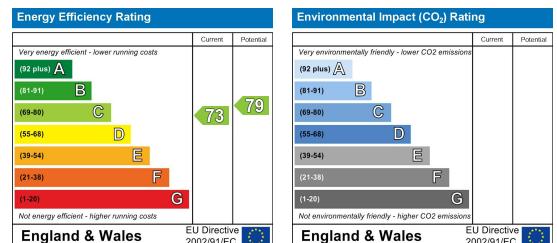
## Floor Plan



## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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